BUILDINGWORK
architecture design preservation

Correction Notice #2: ZONING, LAND USE January 04, 2021

To	Lori L Swallow Seattle DCI 700 5th Ave Suite 2000 PO Box 34019 Seattle, WA 98124 Lori.Swallow@seattle.gov
Project Address	423 2nd Ave Ext S Seattle WA 98104
Project No.	6508387
Sender	Matt Aalfs, BuildingWork matt@buildingwork.design

Lori:
Please see below responses to Zoning/Land Use Correction Notice #2 dated October 28, 2020.

Per correction #2, This project has been reviewed for conformance with one or more of the following codes: 2012 Seattle Building Code (SBC); 2012 Seattle Existing Building Code (SEBC); 2015 Seattle Energy Code (SEC).

Corrections:

1 *Please submit the Certificate of Approval and approved plans from DON. Zoning cannot be approved until the Certificate of Approval and approved plans have been uploaded into the portal and reviewed against your plans. The DON approved plans and the plans provided to our department must match exactly. Any changes must be reviewed and approved by DON.*

Response: PSPB review process through the DON is running concurrently. Certificate of Approval application has been submitted and is attached to these corrections for record.

2 *Please dimension the new rooftop features to the street property lines. It does not appear that the rooftop features will meet the requirements in Section 23.66.140C4d. Please clearly label all rooftop features and provide the elevation to the top of each feature and provide the required setback from the street and alley. Show the height of these features from the top of the roof.*

Response: Rooftop features diagram added to sht G211. Setbacks, coverage and heights have been reviewed by DON/PSPB.

3 *Please provide a use for the future tenant spaces. I cannot approve zoning without uses established. If the uses change you will need to go through a change of use process and obtain approval from DON.*

Response: Lease negotiations are still in process. Plans reflect our best knowledge of uses. See updated use descriptions on shts A102, A103 & A104.

End of Correction Response